LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 812 Lexington Avenue

SUMMARY OF REQUEST: Addition

OWNER: Stacy Phillips

APPLICANT: Kevin & Stacy Phillips

Details of Proposed Request

Existing Conditions
The existing structure is a 1.5 story home constructed in 1929 and listed as a contributing structure in the Dilworth National Register. The home has a large front gable roof.

Proposal
The proposal is second floor addition within the existing footprint including a second floor balcony over a new rear porch. The second floor will be enclosed in a cross gable and rear shed dormer. The height is approximately 24'-7” from FFE to the ridge. A new set of paired windows will replace the existing window in the front gable. New windows will match existing. Siding will be wood and the gable will be stucco board and batten.

Proposal-June11
The application was continued due to the need for additional information - Streetscape exhibit, boxing notation and handrail detail, if needed per code.

Policy & Design Guidelines for Additions
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.

3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.

4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

**Staff Analysis**
The project meets the guidelines for additions.